Rezoning Petition No. 2020-080

The Courtyard at Park Road, LLC, Petitioner

Community Meeting

July 30, 2020



Charlotte: Research Triangle: Rock Hill robinsonbradshaw.com

Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review of the Rezoning Plan
- V. Questions



Rezoning Team

- Lat Purser, Lat Purser & Associates
- John Carmichael, Robinson, Bradshaw & Hinson



Current Rezoning Schedule

Public Hearing: Monday, September 21, 2020 at 5:00

PM at the Charlotte-Mecklenburg

Government Center

Zoning Committee: Tuesday, October 6, 2020 at 5:30 PM

at the Charlotte-Mecklenburg

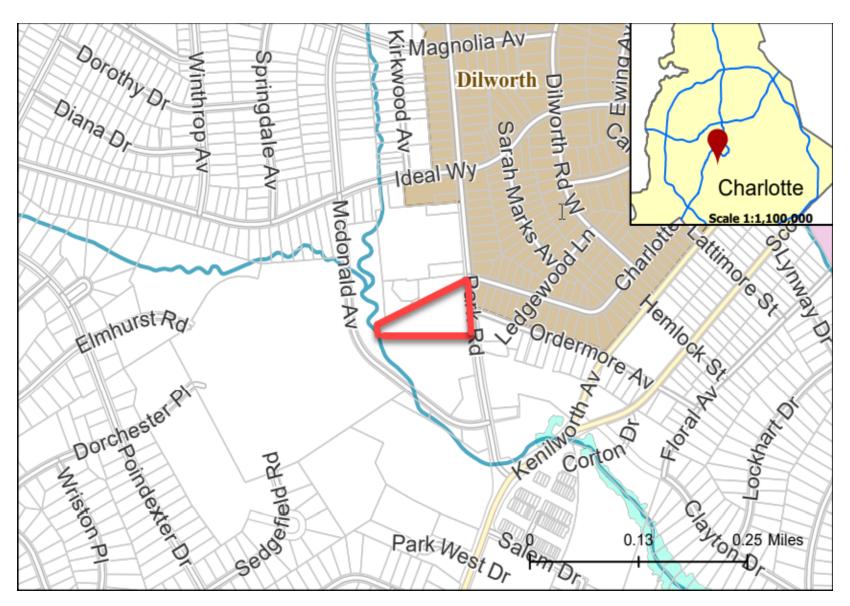
Government Center

City Council Decision: Monday, October 19, 2020 at

5:00 PM at the Charlotte-Mecklenburg

Government Center



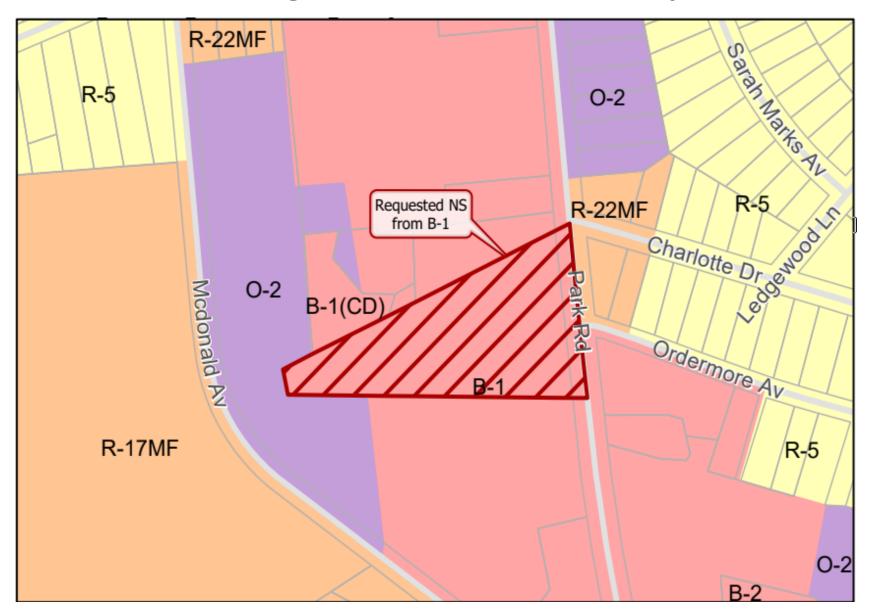








Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the B-1 zoning district to the NS (Neighborhood Services) zoning district to allow the existing development on the site to utilize parking standards that are permitted in the NS zoning district and specified on the conditional rezoning plan. The requested parking standards are less than what is required in the B-1 zoning district



Rezoning Request

- A total maximum of 34,000 square feet of gross floor area would be allowed on the site. Would not expand the existing buildings on the site
- A total maximum of 8,550 square feet could be devoted to eating, drinking and entertainment establishments
- The total maximum size of the outdoor dining patios located on the site would be 4,100 square feet. The outdoor dining patios would not count towards the 34,000 square feet or the 8,550 square feet



Requested Parking Standards

- 1 parking space per 350 square feet of gross floor area devoted to retail, service and office uses
- 1 parking space per 225 square feet of gross floor area devoted to eating drinking and entertainment establishments and for outdoor dining patios
- Under B-1 zoning, required to provide 1 parking space per 250 square feet for retail uses; 1 parking space per 300 square feet for office uses; and 1 parking space per 75 square feet for eating, drinking and entertainment establishments and outdoor dining patios



Rezoning Plan



1. GENERAL PROVISIO

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- B. BUNLDPHENT OF THE STIE WILL BE EXPANSION BY THE REZENTING PLAN, THESE DEVALOPMENT STAND AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORGINANCE (THE "ORDINANCE").
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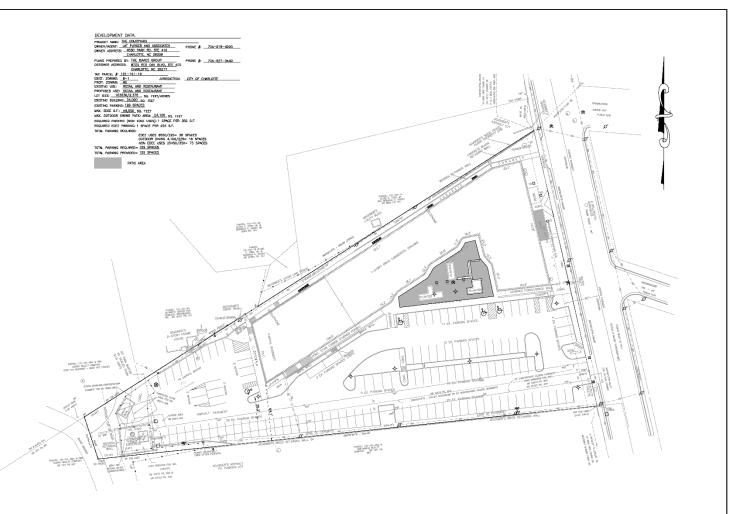
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- 2. PERMITTED USES/DEVELOPMENT LIMITATIONS
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- C. A MAINIAM OF 8,550 SQUARE FIET OF THE ALLOWAGE 34,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO EATING, DRINKING AND EMERICAMENT ESTABLISHMENTS (FIRST 1 AND/OR THY 12). THE JARGE OF COURSON HOME PAINGS SHELL NOT COUNT DOWNERS THE MAXIMUL 45,50 SQUARE FEET OF CROSS FLOOR JARGE THAT MAY BE DEVOTED TO EATING, DRINKING AND EXTERTIMENT CELLULAR ADDRESS CROSS AND AREA THAT MAY BE DEVOTED TO EATING, DRINKING AND EXTERTIMENT
- D. ACCESSORY DRIVE-THROUGH SERVICE LANES/MINDOWS SHALL NOT BE PERMITTED ON THE SITE.
- E. THE TOTAL MAXIMUM SIZE OF OUTDOOR DINING PARTOS LOCATED ON THE SITE SHALL BE 4,103 SQUAME FEET.

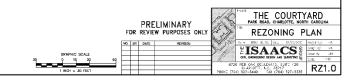
3. TRANSPORTATION

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DESCRIED ON THE REZONING PLAN. THE PLACEMENT AND COMPOUNDATION OF THE VEHICULAR ACCESS FOUNT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLETTE DEPARTMENT OF TRANSPORTATION.
- B. THE ALIGNMENTS OF THE INTERNAL PRIVES AND CIRCULATION AREAS LOCATED ON THE SITE ARE SUBJECT TO ANY MINOR MODIFICATIONS OR ALTERATIONS.
- C. INTERNAL SEEMALS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS SEMERALLY DEPICTED ON THE REZONING PLAN.
- SUBJECT TO THE TERMS OF PARAGRAPH 3.E BELOW, OFF-STREET VEHICLAR PARKING SHALL, BE PROVIDED AT THE RATE OF 1 PARKING SPACE PER 380 SQUARE FIET OF OROSS FLOOR MEA.
- E. OFF-STREET VEHICLEAR PARNING SHALL BE PROMDED AT THE RATE OF 1 PARKING SPACE PER 225 SOUNCE PET OF GROSS FLOOR AREA FOR EARING, DRINNING AND INTERTANDENT ESTABLISHIONTS (TYPE 1 AND/OR TYPE 2, AND FOR OUTDOOR DINNING PARIOS.)
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- THE NATIONAL HEIGHT OF ANY PREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE AFTER THE APPROVAL OF THIS REZONING PETITION SHALL BE 21 FEET.
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- B. INFOLMMUT THESE DIVILIONIST STANDARDS, THE TIBRU PETITIONIST SHALL BE DETIND TO INCLUDE THE HIRSE, RESERVES, PERSONAL REPRESENTATIVES, SUCCESSIONS IN INTEREST AND ASSISTAND OF PETITIONIST OR THE OWNER OR POWERS OF THE STIE FROM THEE TO THE HID MAY BE INVOLVED IN ANY DUTUME DESCRIPTION THEREOF.
- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONNO PETITION IS APPROVED.





CHARLOTTE, NC 28209 PLANS PREPARED BY: THE ISAACS GROUP
DESIGNER ADDRESS: 8720 RED OAK BLVD, STE 420 CHARLOTTE, NC 28217 JURISDICTION: CITY OF CHARLOTTE EXISTING PARKING 129 SPACES MAX. EDEE S.F.: ±8,550 SQ. FEET MAX. OUTDOOR DINING PATTO AREA: ±4,100 SQ. FEET PRINCE NAV REQUIRED PARKING (NON EDEE USES): 1 SPACE PER 350 S.F. REQUIRED EDEE PARKING: 1 SPACE PER 225 S.F. Ø TOTAL PARKING REQUIRED: EDEE USES 8550/225= 36 SPACES OUTDOOR DIMING 4,100/225= 18 SPACES NON EDEE USES 25450/350= 73 SPACES TOTAL PARKING REQUIRED- 129 SPACES TOTAL PARKING PROVIDED- 129 SPACES PATIO AREA PARCEL 121-101-25 OLYCE C. 1000, JR. B. DESCRAFI E. SACRA DE SCOJ PC. 108 PARKET, 121-19-08-08, 8 080 MARCH REALTY COMPARY 88 121 PG. 0 ADJOINER'S ASPILALT EX. PARKING LOT (2019.00¹) 00 (0013 PS. 803 & 08 35723 PG. 348

Questions